



# NORFOLK

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: *601* George Homewood, AICP, Director of City Planning *LMM III*

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1513 Vine Street

DATE: November 13, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	1513 Vine Street	<b>Neighborhood:</b>	Campostella
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	40 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	30 Ft. x 90 Ft.
<b>House Size: (Width x Depth)</b>	19 Ft. x 43 Ft.	<b>Square Footage:</b>	1,604 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Office of Housing**  
Department of Planning and Community Development  
**Development Certification for Non-Standard Lots**

**Applicant Information**

<b>Applicant Name:</b>	Kebco Enterprises, Inc.	<b>Date of Application:</b>	October 6, 2015
<b>Mailing Address:</b>	P.O. Box 6749		
<b>City, State, Zip Code:</b>	Chesapeake, VA 23323		
<b>Phone Number:</b>	757.435.4305	<b>E-Mail:</b>	

**Property Information**

<b>Location:</b>	1513 Vine Street	<b>Neighborhood:</b>	Campostella
<b>Zoning:</b>	R-9	<b>Standard Lot Size:</b>	40 Feet x 100 Feet
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	30 Feet X 90 Feet
<b>Proposed House Size:</b>	19 Feet x 43 Feet	<b>Square Footage:</b>	1604 SF

The proposed building plans and elevations for development of the site at 1513 Vine Street and located in the Lamberts Point neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

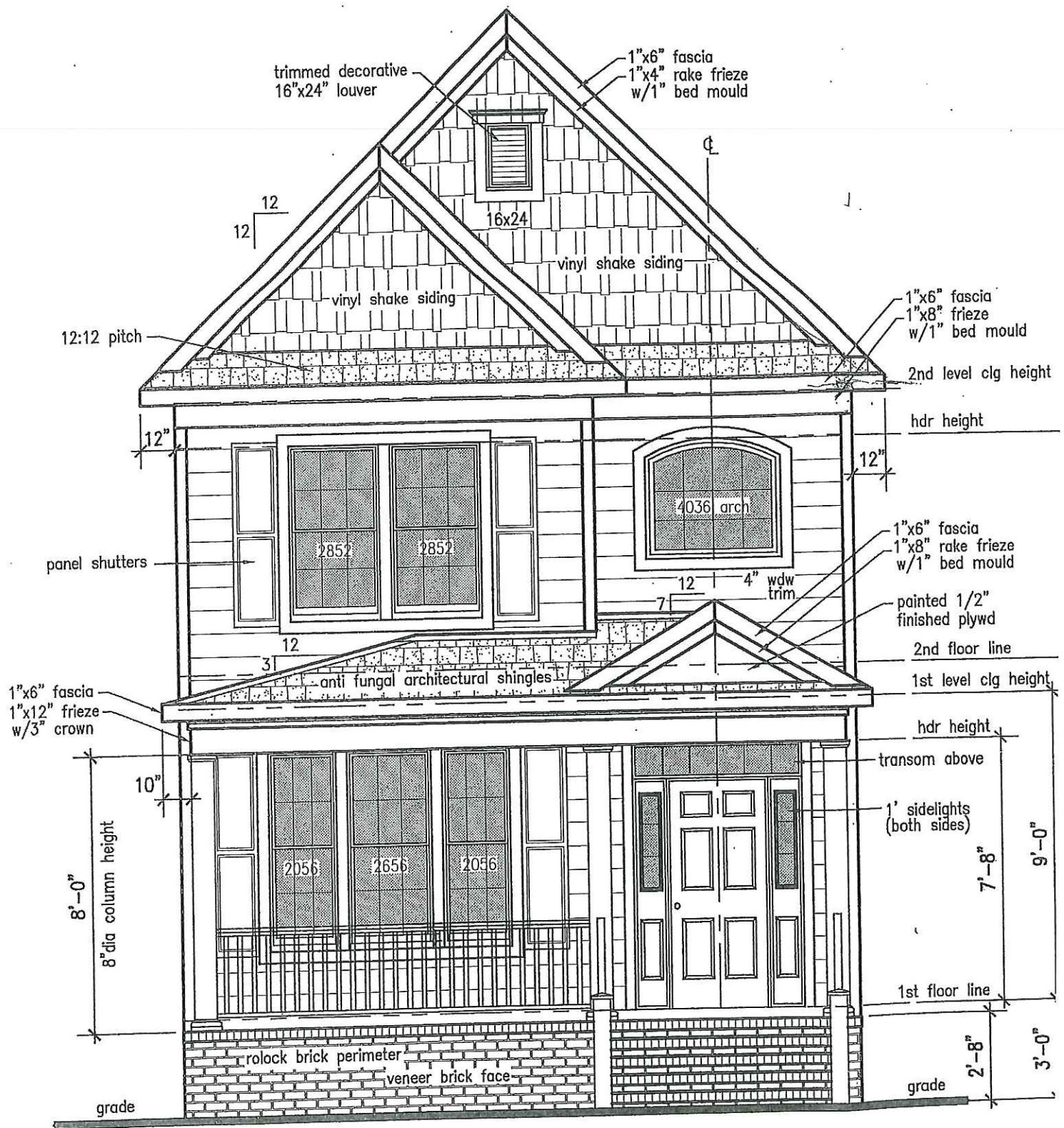
Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

*George M. Newcomb*  
George Homewood, AICP, Director  
City Planning

November 17, 2015  
Date

BC: City Manager's Office  
City Planning Director  
Program Manager  
Building Official



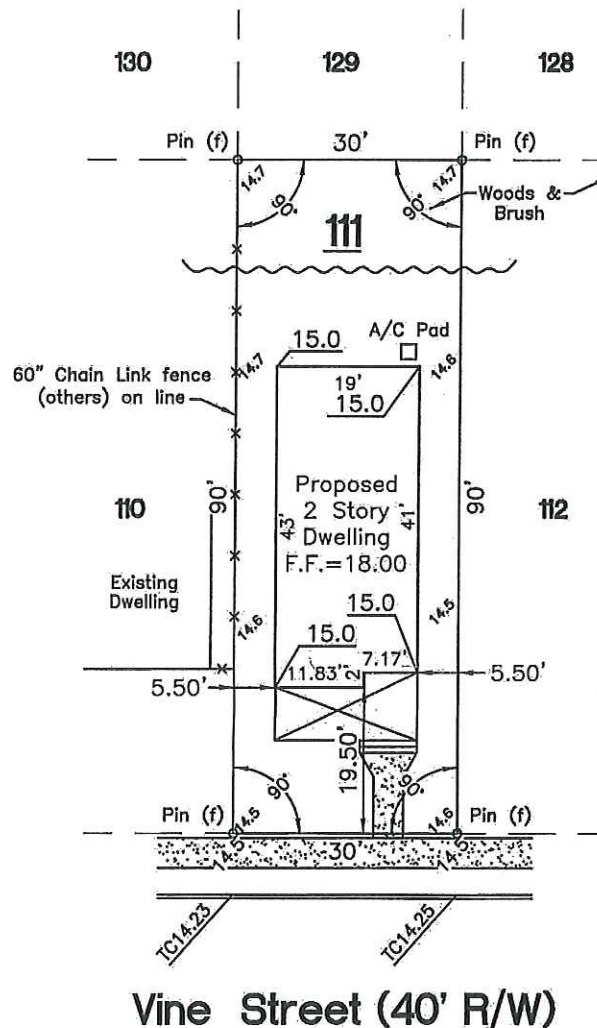


• Front Elevation •

1/4" = 1'-0"

GENERAL NOTES:

1. ELEVATIONS AS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE CITY OF NORFOLK NAVD88 (92),
2. DIMENSIONS SHOWN HEREON ARE TO FRAMING LINE UNLESS OTHERWISE NOTED.
3. THE LOWEST FINISHED FLOOR ELEVATION IS A MINIMUM (1) FOOT ABOVE THE BASE FLOOD ELEVATION FOR THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. MAP FOR THE CITY OF NORFOLK, VIRGINIA REVISED SEPTEMBER 2, 2009.
4. THE PRINCIPLE STRUCTURES SHOWN HEREON APPEAR TO FALL WITHIN ZONE X, AS SHOWN ON THE AFORESAID MAPS.
5. THERE ARE APPROVED CONSTRUCTION/LOT GRADING PLANS FOR THIS SITE.
6. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO THE EXECUTION OF THIS SURVEY.
7. NEWLY PLANTED TREES TO REPLACE EXIST. TREES REMOVED FOR CONSTRUCTION.



Site Plan of  
 Lots 111, #1513 Vine Street  
**Plan of Campostella Lots**  
 of Francis Richardson  
 Norfolk, Virginia  
 for  
 Kebco Enterprises

Michael Rheinhart  
 5548 Westward Drive  
 Virginia Beach, Virginia

D.B. 148, Pg. 284

Date	Project	Scale:	Drawn By	Page:	Drawing Name
10-24-15		1" = 20'	JAH	1 OF 1	Vine St SP.dwg